

## Executive Summary Report

Appraisal Date 1/1/2000 - 2000 Assessment Roll

**Area Name / Number:** N. Central West Seattle / 48

**Previous Physical Inspection:** 1992

### Sales - Improved Summary:

Number of Sales: 510

Range of Sale Dates: 1/98 - 12/99

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>1999 Value</b>	\$85,100	\$124,500	\$209,600	\$239,600	87.5%	16.01%
<b>2000 Value</b>	\$106,200	\$132,500	\$238,700	\$239,600	99.6%	12.08%
<b>Change</b>	+\$21,100	+\$8,000	+\$29,100		+12.1%	-3.93%
<b>% Change</b>	+24.8%	+6.4%	+13.9%		+13.8%	-24.55%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.93% and -24.55% actually represent an improvement.

Sales used in Analysis: All improved sales that were verified as to indicate full market value were included in the analysis. Multiple parcel sales as well as properties that were remodeled after their purchase were not included in the analysis of this report. In addition the summary above excludes sales of parcels that had improvement values of less than \$10,000 posted to the 1999 Assessment Roll. This analysis excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>1999 Value</b>	\$85,900	\$126,300	\$212,200
<b>2000 Value</b>	\$106,400	\$126,700	\$233,100
<b>Percent Change</b>	+23.9%	+0.3%	+9.8%

Number of improved Parcels in the Population: 3,873

The population summary above excludes parcels in which the assessor records did not reflect a remodel that occurred since the last physical inspection. New houses just added to the 2000 assessment year roll but not on the 1999 assessment roll year were also excluded. These parcels do not reflect accurate percent change figures for the overall population.

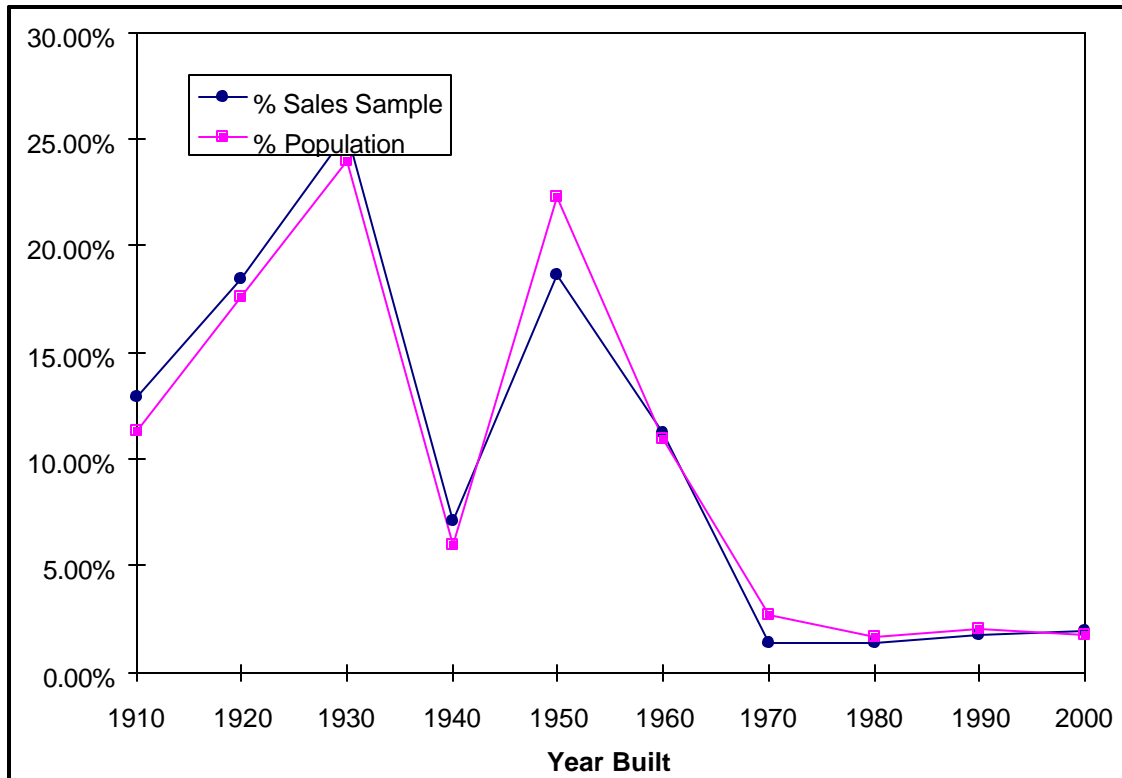
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2000 Assessment Roll.

### Sales Sample Representation of Population - Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	66	12.94%
1920	94	18.43%
1930	129	25.29%
1940	36	7.06%
1950	95	18.63%
1960	57	11.18%
1970	7	1.37%
1980	7	1.37%
1990	9	1.76%
2000	10	1.96%
	510	

Population		
Year Built	Frequency	% Population
1910	439	11.33%
1920	680	17.56%
1930	927	23.93%
1940	232	5.99%
1950	862	22.26%
1960	422	10.90%
1970	103	2.66%
1980	63	1.63%
1990	77	1.99%
2000	68	1.76%
	3873	

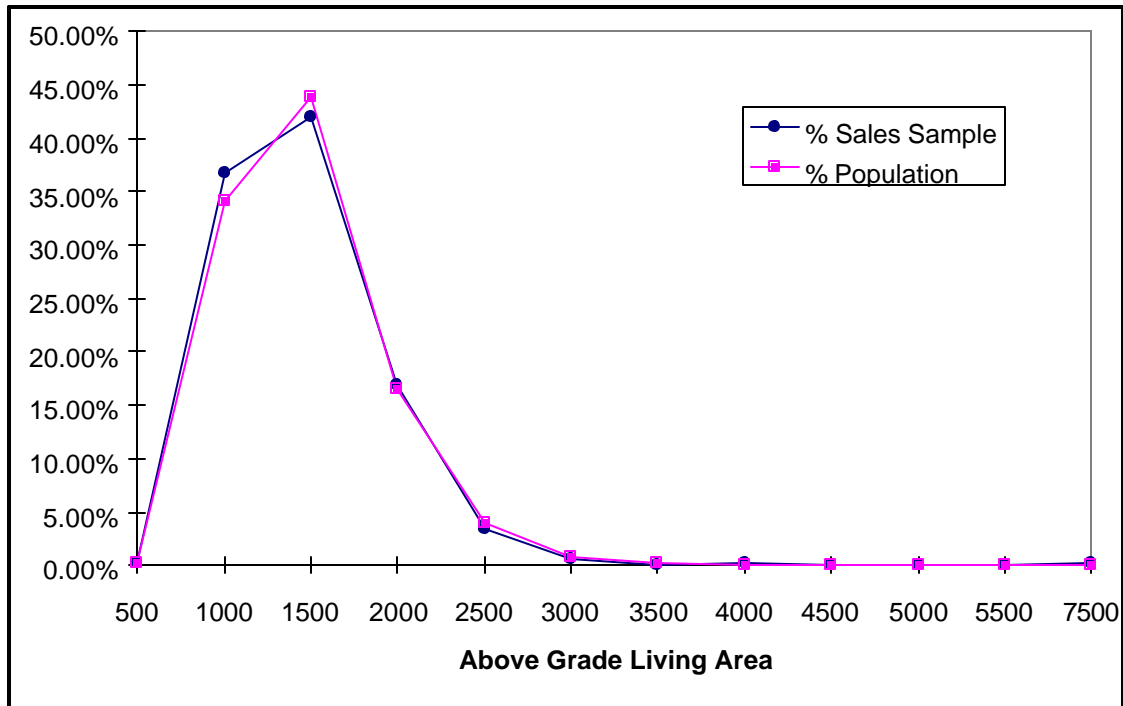


The sales sample adequately represents the population with regard to year built.

### ***Sales Sample Representation of Population - Above Grade Living Area***

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	1	0.20%
1000	187	36.67%
1500	214	41.96%
2000	86	16.86%
2500	17	3.33%
3000	3	0.59%
3500	0	0.00%
4000	1	0.20%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	1	0.20%
	510	

<b>Population</b>		
AGLA	Frequency	% Population
500	12	0.31%
1000	1323	34.16%
1500	1702	43.95%
2000	637	16.45%
2500	152	3.92%
3000	33	0.85%
3500	7	0.18%
4000	4	0.10%
4500	1	0.03%
5000	0	0.00%
5500	1	0.03%
7500	1	0.03%
	3873	

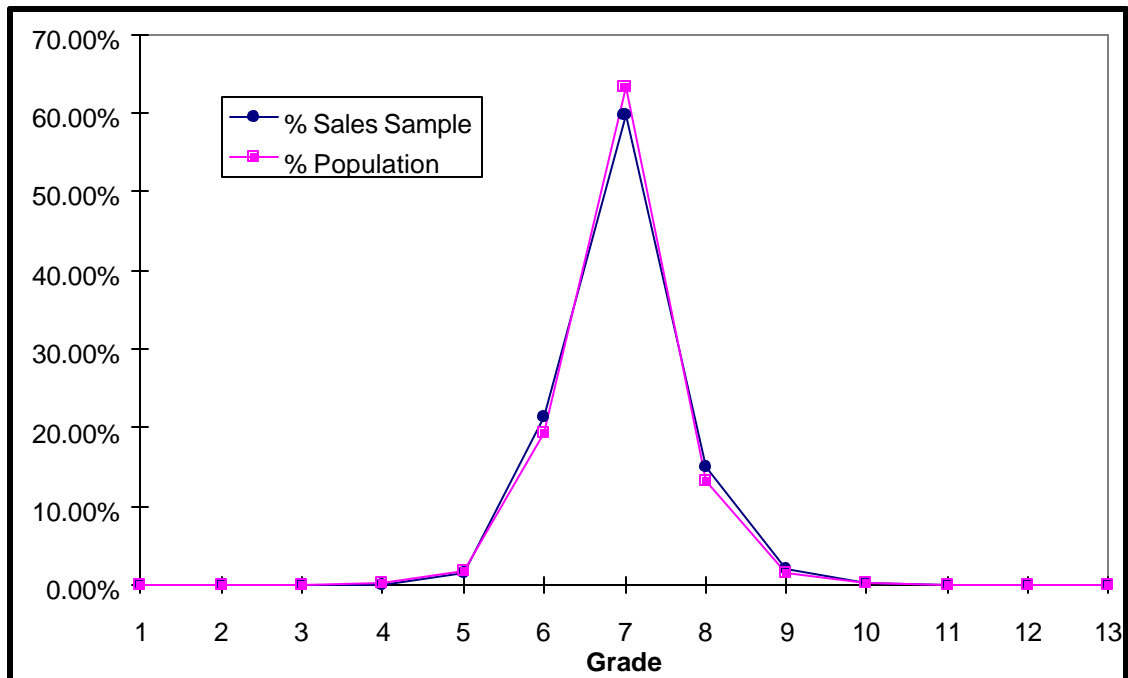


The sales sample adequately represents the population with regard to above grade living area.

### Sales Sample Representation of Population - Grade

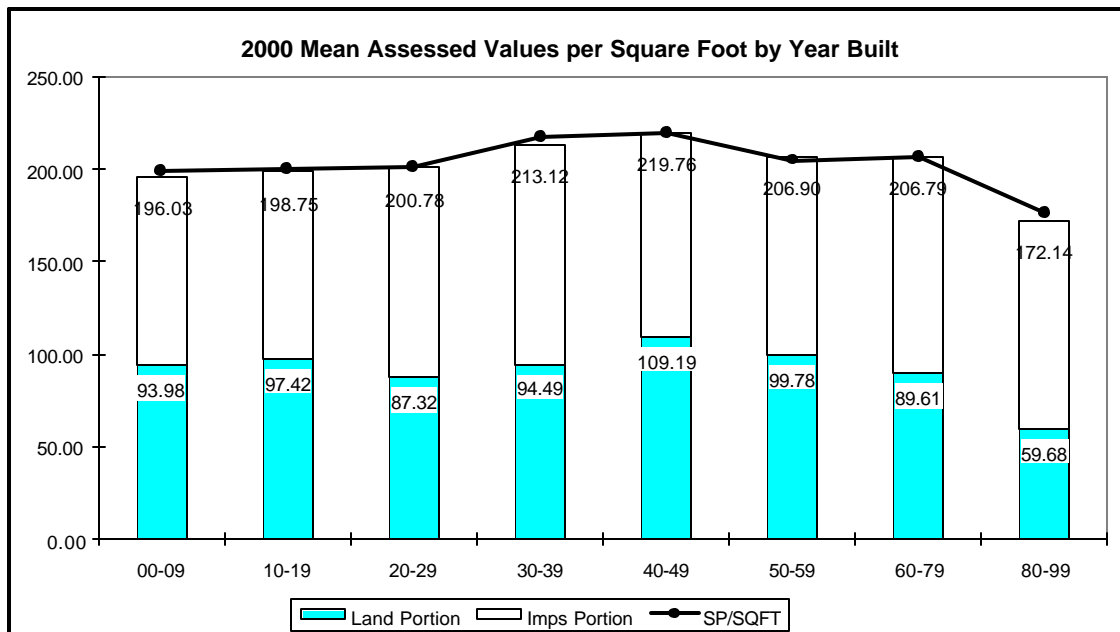
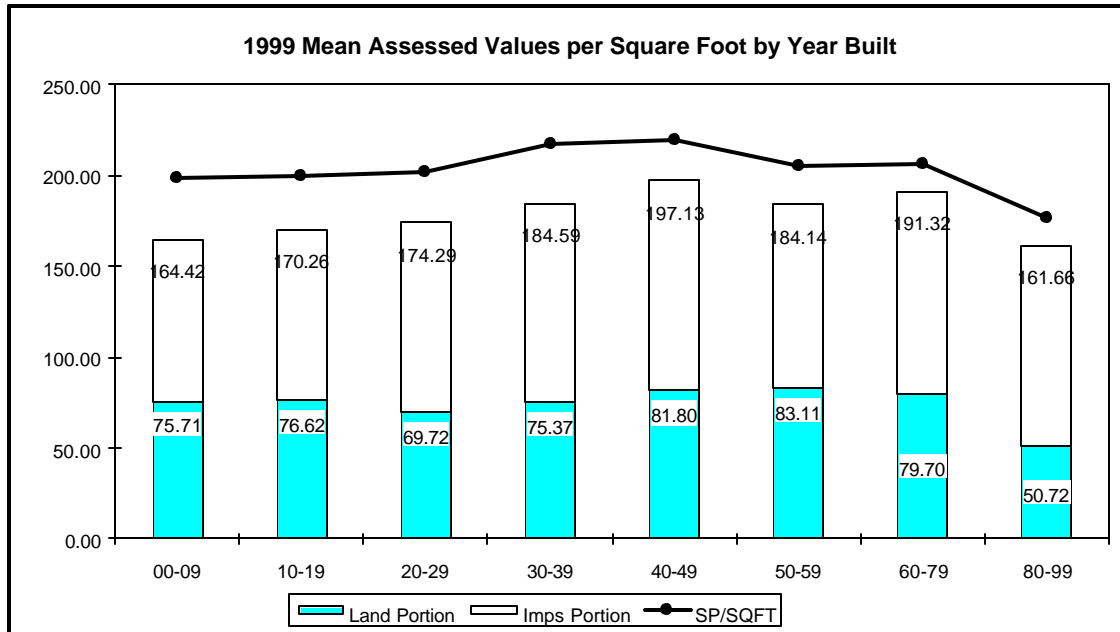
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.57%
6	109	21.37%
7	305	59.80%
8	77	15.10%
9	10	1.96%
10	1	0.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	510	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.03%
4	10	0.26%
5	70	1.81%
6	754	19.47%
7	2451	63.28%
8	515	13.30%
9	57	1.47%
10	14	0.36%
11	0	0.00%
12	1	0.03%
13	0	0.00%
	3873	



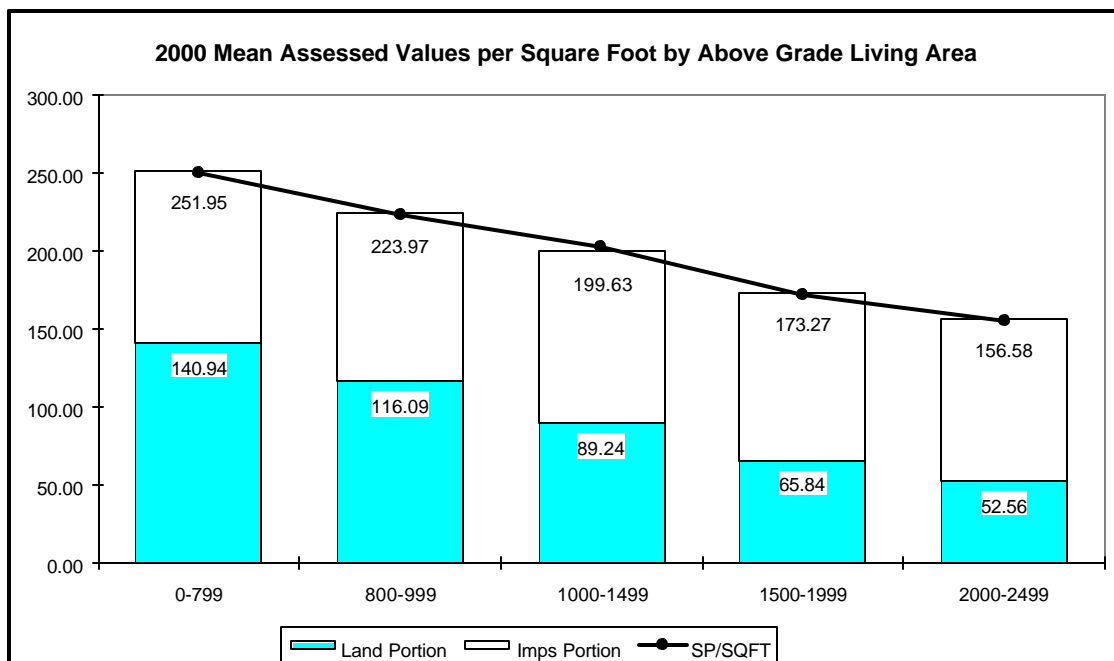
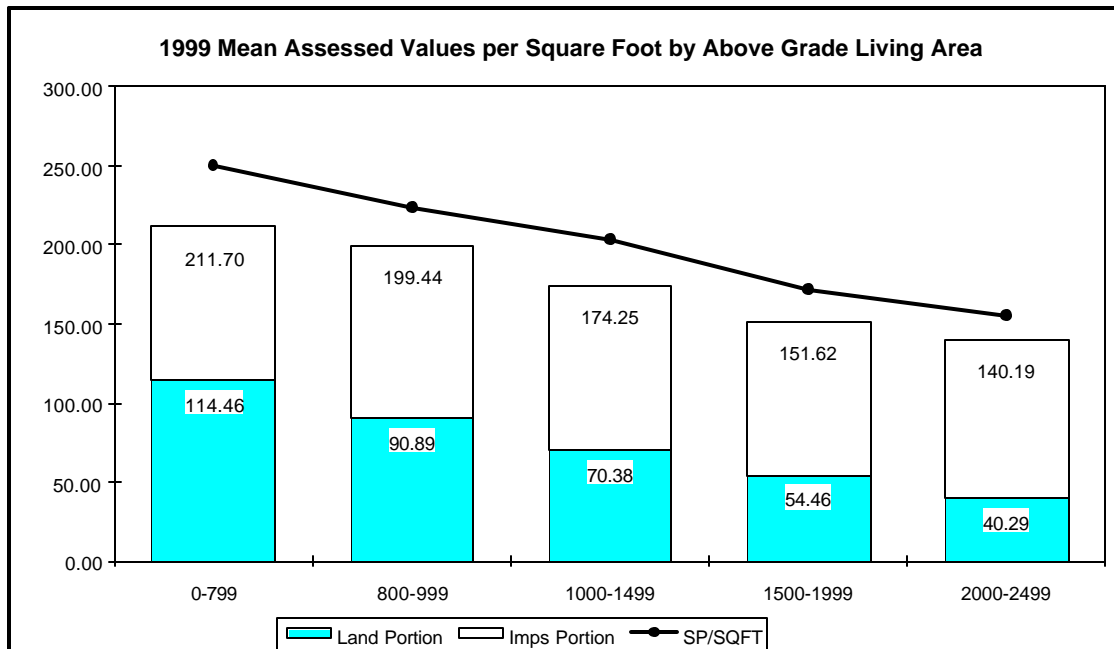
The sales sample adequately represents the population with regard to grade of house.

***Comparison of 1999 and 2000 Per Square Foot Values by Year Built***



These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

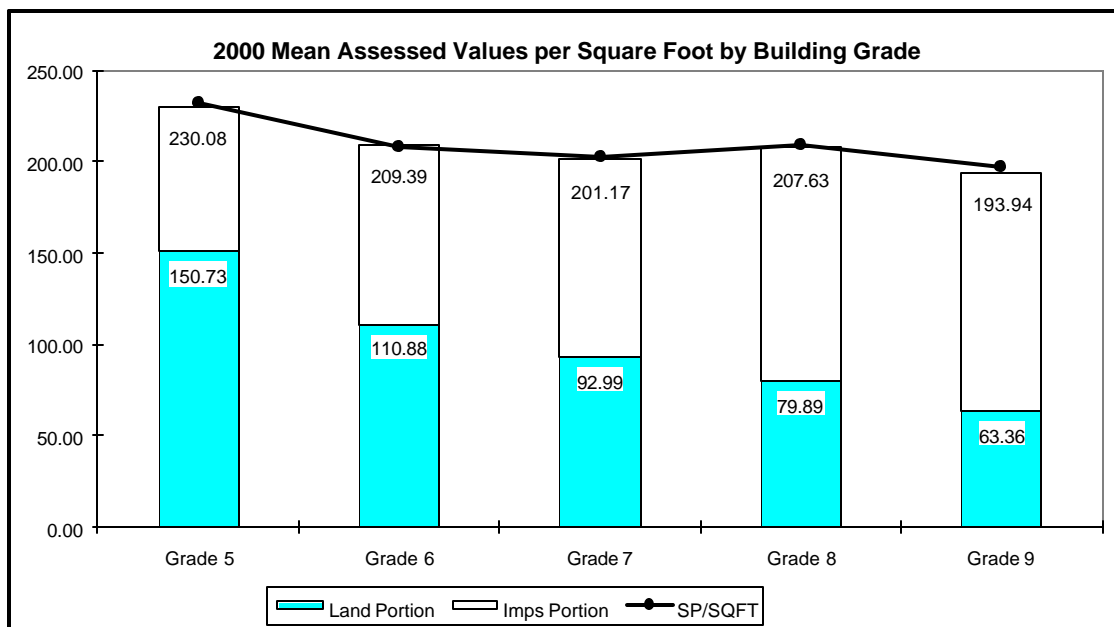
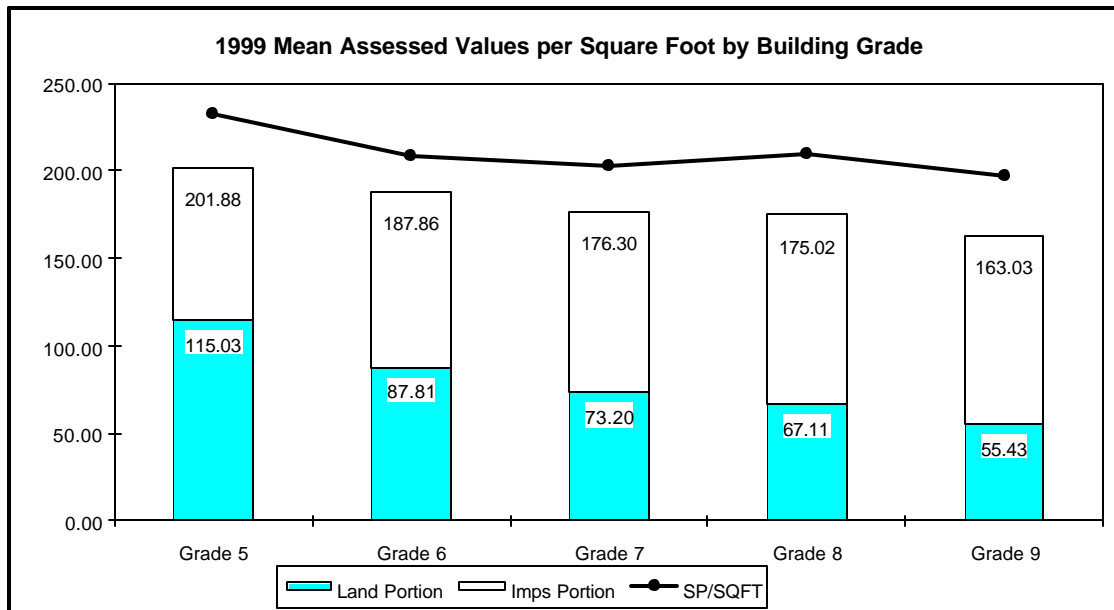
### **Comparison of 1999 and 2000 Per Square Foot Values by Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.



## **Comparison of 1999 and 2000 Per Square Foot Values by Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2000 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.